

## Appendix D. Prototype Facility Development Costs

### Playground - uncovered, 10 child capacity

		unit	unit cost	qnty	qnty cost
a	clear playground	acre	\$5,920.00	0.5	\$2,960
b	earthwork for playground	cu yard	\$10.00	746	\$7,460
c	site preparation, 12" sand or bark @100'diameter	sq ft	\$2.00	388	\$776
d	medium play structure w/ curbing & drainage (range 2000-5000 SF)	each	\$165,000.00	1	\$165,000
Total construction cost per playground					\$176,196
a	construction sales tax (const)	9.5%			\$16,739
b	design/engineering fees (const)	15.0%			\$26,429
c	contingency (const, tax, design, financing)	10.0%			\$21,936
<b>Total development cost per playground</b>					<b>\$241,300</b>

### Grassy playfield - 1 acre

		unit	unit cost	qnty	qnty cost
a	clear field and structures	acre	\$5,920.00	1	\$5,920
b	earthwork for field and structures	cu yard	\$10.00	1,613	\$16,130
c	playfield, grass seed w/subdrain & topsoil (6" depth)	sq ft	\$2.50	43,560	\$108,900
d	irrigation system-quick coupler	sq ft	\$1.50	43,560	\$65,340
Total construction cost per playfield					\$196,290
a	construction sales tax (const)	9.5%			\$18,648
b	design/engineering fees (const)	15.0%			\$29,444
d	contingency (const, tax, design, financing)	10.0%			\$24,438
<b>Total development cost per field</b>					<b>\$268,819</b>

### Site furniture Avondale typical (all or concrete bases)

		unit	unit cost	qnty	qnty cost
a	6' park bench-black steel	each	\$ 1,099.00	1	\$1,099
b	ADA picnic table	each	\$ 960.00	1	\$960

c	recycle rack	each	\$ 969.00	1	\$969
d	picnic table	each	\$ 901.00	1	\$901
e	drinking fountain	each	\$ 4,615.00	1	\$4,615
f	trash receptacle	each	\$ 818.00	1	\$818
g	pet waste container	each	\$ 468.00	1	\$468
h	park entry signs	each	\$ 1,060.00	1	\$1,060
<b>Total development cost</b>					<b>\$10,890</b>

#### Outdoor basketball full court uncovered 70' x 114'

		unit	unit cost	qnty	qnty cost
a	earthwork for court, parking, access road	cu yard	\$10.00	460	\$4,600
b	3"asphalt/ 4"aggreg/ 6"gravel	sq ft	\$3.30	7,980	\$26,334
c	standards w/hoop and net, 6"steel poles (exclude installation cost of \$1,863)	each	\$2,220.00	2	\$4,440
Total construction cost per court					\$35,374
a	construction sales tax (const)	9.5%			\$3,361
b	design/engineering fees (const)	15.0%			\$5,306
d	contingency (const, tax, design, financing)	10.0%			\$4,404
<b>Total development cost per court</b>					<b>\$48,445</b>

#### Outdoor basketball half court uncovered 70' x 57'

		unit	unit cost	qnty	qnty cost
a	earthwork for court, parking, access road	cu yard	\$10.00	230	\$2,300
b	3"asphalt/ 4"aggreg/ 6"gravel	sq ft	\$3.30	3,990	\$13,167
c	standards w/hoop and net, 6"steel poles (exclude installation cost of \$930)	each	\$2,270.00	1	\$2,270
Total construction cost per court					\$17,737
a	construction sales tax (const)	9.5%			\$1,685
b	design/engineering fees (const)	15.0%			\$2,661
c	contingency (const, tax, design, financing)	10.0%			\$2,208
<b>Total development cost per court</b>					<b>\$24,291</b>

#### Parking (Pavement)

		unit	unit cost	qnty	qnty cost
a	5 stalls, striping, signs, 3" asphalt concrete/ 6" crushed rock	each	\$5.20	1500	\$7,800
b	10 stalls, striping, signs, 3" asphalt concrete/ 6" crushed rock	each	\$4.80	3,000	\$14,400
c	20 stalls, striping, signs, 3" asphalt concrete/ 6" crushed rock	each	\$4.70	6,000	\$28,200

d	50 stalls, striping, signs, 3" asphalt concrete/ 6" crushed rock	each	\$4.50	15,000	\$67,500
e	100 stalls, striping, signs, 3" asphalt concrete/ 6" crushed rock	each	\$4.50	30000	\$135,000
	Total average development cost per stall				\$1,367
a	construction sales tax (const)	9.5%			\$130
b	design/engineering fees (const)	15.0%			\$205
c	contingency (const, tax, design, financing)	10.0%			\$170
	<b>Average development cost per stall</b>				<b>\$1,872</b>

\*Parking estimate does not include drainage, lighting or utilities

#### Outdoor tennis - 60'x120' without lights

		unit	unit cost	qnty	qnty cost
a	earthwork for court	cu yd	\$10.00	320	\$3,200
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	\$4.00	7,200	\$28,800
c	perimeter fencing, 12' w/1.75"fabric and black vinyl coat	lr ft	\$34.80	360	\$12,528
d	net and anchors, 3.5"galvanized pipe posts	each	\$1,375.00	1	\$1,375
	Total construction cost per court				\$45,903
a	construction sales tax (const)	9.5%			\$4,361
b	design/engineering fees (const)	15.0%			\$6,885
c	contingency (const, tax, design, financing)	10.0%			\$5,715
	<b>Total development cost per court</b>				<b>\$62,864</b>

#### Football field - unlighted 150'x300'

		unit	unit cost	qnty	qnty cost
a	clear field and structures	acre	\$5,920.00	2	\$11,840
b	earthwork, 1' depth	cu yd	\$10.00	1,667	\$16,670
c	playing surface, grass turf/12" sand w/ subdrain	sq ft	\$5.00	45,000	\$225,000
d	irrigation system-quick coupler	sq ft	\$1.50	45,000	\$67,500
e	spectator stands, movable metal (40 seats)	each	\$2,834.00	4	\$11,336
f	water service, 8" service line	lr ft	\$39.00	500	\$19,500
g	water meter, 2" size	each	\$17,550.00	1	\$17,550
	Total construction cost per field				\$369,396
a	construction sales tax (const)	9.5%			\$35,093
b	design/engineering fees (const)	15.0%			\$55,409
c	contingency (const, tax, design, financing)	10.0%			\$45,990
	<b>Total development cost per field</b>				<b>\$505,888</b>

### Outdoor sand volleyball - 42'x72'

		unit	unit cost	qnty	qnty cost
a	earthwork for court	cu yd	\$10.00	276	\$2,760
b	playing surface, 6" sand/compacted subgrade	cu yd	\$39.00	56	\$2,184
c	boundary lines, imbedded 4"x4"cedar	lr ft	\$3.40	180	\$612
d	net and anchors, 6"x6" treated wood posts (exclude installation cost \$625)	each	\$1,650.00	1	\$1,650
e	line judges stand, galvanized pipe w/ 2"x4" frame	each	\$890.00	2	\$1,780
f	players bench, 8"x8"x10'wood beams w/conc support (exclude installation cost of \$800)	each	\$240.00	4	\$960
Total construction cost per court					\$9,946
a	construction sales tax (const)	9.5%			\$945
b	design/engineering fees (const)	15.0%			\$1,492
c	contingency (const, tax, design, financing)	10.0%			\$1,238
Total development cost per court					\$13,621

### Pickleball courts - 20'x44'

		unit	unit cost	qnty	qnty cost
a	clear playground	acre	\$5,920.00	0.25	\$1,480
b	earthwork for playground	cu yard	\$10.00	76	\$756
c	colorcoat, 3"asphalt/4"crushed rock	sq ft	\$4.00	2,040	\$8,160
d	net and anchors, 3.5"galvanized pipe posts	each	\$1,375.00	1	\$1,375
Total construction cost per court					\$11,771
a	construction sales tax (const)	9.5%			\$1,118
b	design/engineering fees (const)	15.0%			\$1,766
c	contingency (const, tax, design, financing)	10.0%			\$1,465
Total development cost per court					\$16,120

### Lighting

		unit	unit cost	qnty	qnty cost
a	Arca (parking)	each	\$5,500.00	1	\$5,500
b	Baseball field (200', 275', 300')	each	\$117,200.00	1	\$117,200
c	Football/soccer field (regulation)	each	\$117,200.00	1	\$117,200
d	Tennis/Basketball Court, 8 poles	each	\$19,400.00	1	\$19,400
e	Pickleball court	each	\$2,660.00	1	\$2,660
f	Pathway (bollard)	lr ft	\$73.00	1	\$73

**Soccer field - 240' x 330' with grass turf**

		unit	unit cost	qnty	qnty cost
a	clear field and structures	acre	\$5,920.00	2.1	\$12,432
b	earthwork for field and structures	cu yd	\$10.00	5,094	\$50,940
c	playing surface, grass turf/12" sand w/subdrain	sq ft	\$5.00	79,200	\$396,000
d	irrigation system-quick coupler	sq ft	\$1.50	79,200	\$118,800
e	spectator stands, movable metal (50 seats)	each	\$2,534.00	2	\$5,068
f	water service, 8" service line	lr ft	\$39.00	500	\$19,500
g	water meter, 2" size	each	\$17,550.00	1	\$17,550
Total construction cost per field					\$620,290
a	construction sales tax (const)	9.5%			\$58,928
b	design/engineering fees (const)	15.0%			\$93,044
c	contingency (const, tax, design, financing)	10.0%			\$77,226
<b>Total development cost per field</b>					<b>\$849,487</b>

**Soccer field - 240' x 330' with grass seed**

		unit	unit cost	qnty	qnty cost
a	clear field and structures	acre	\$5,920.00	2.1	\$12,432
b	earthwork for field and structures	cu yd	\$10.00	5,094	\$50,940
c	playing surface, grass seed/12" sand w/ subdrain	sq ft	\$3.00	79,200	\$237,600
d	irrigation system-quick coupler	sq ft	\$1.50	79,200	\$118,800
e	spectator stands, movable metal (50 seats)	each	\$2,534.00	2	\$5,068
f	water service, 8" service line	lr ft	\$39.00	500	\$19,500
g	water meter, 2" size	each	\$17,550.00	1	\$17,550
Total construction cost per field					\$461,890
a	construction sales tax (const)	9.5%			\$43,880
b	design/engineering fees (const)	15.0%			\$69,284
c	contingency (const, tax, design, financing)	10.0%			\$57,505
<b>Total development cost per field</b>					<b>\$632,558</b>

**Baseball field - 200' with skinned infield**

		unit	unit cost	qnty	qnty cost
a	clear field and structures	acre	\$5,920.00	1.2	\$7,104
b	earthwork for field	cu yd	\$10.00	2,586	\$25,860

c	infield mix w/subdrain	cu yd	\$45.30	100	\$4,530
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.70	42,400	\$199,280
e	irrigation system- full irrigation	sq ft	\$1.50	42,400	\$63,600
f	backstop, 40' wide, 12' high	each	\$7,800.00	1	\$7,800
g	players bench w/ conc support	each	\$799.00	4	\$3,196
h	spectator stands, movable metal (50 seats)	each	\$2,534.00	2	\$5,068
Total construction cost per field					\$316,438
a	construction sales tax (const)	9.5%			\$30,062
b	design/engineering fees (const)	15.0%			\$47,466
c	contingency (const, tax, design, financing)	10.0%			\$39,397
<b>Total development cost per field</b>					<b>\$433,362</b>

#### Baseball field - 75' with skinned infield

		unit	unit cost	qty	qty cost
a	clear field	acre	\$5,920.00	3.1	\$18,352
b	earthwork for field	cu yd	\$10.00	3,700	\$37,000
c	infield mix w/subdrain	cu yd	\$45.30	100	\$4,530
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.70	67,200	\$315,840
e	irrigation system- complete auto	sq ft	\$1.50	67,200	\$100,800
f	backstop, 3" pipe posts w/supports, 2" chain link-black vinyl c.c.	each	\$7,800.00	1	\$7,800
g	players bench	each	\$799.00	4	\$3,196
h	spectator stands, movable metal (50 seats)	each	\$2,534.00	2	\$5,068
i	water service, 8" service line	lr ft	\$39.00	500	\$19,500
j	water meter, 2" size	each	\$17,550.00	1	\$17,550
Total construction cost per field					\$492,586
a	construction sales tax (const)	9.5%			\$46,796
b	design/engineering fees (const)	15.0%			\$73,888
c	contingency (const, tax, design, financing)	10.0%			\$61,327
<b>Total development cost per field</b>					<b>\$674,597</b>

#### Buildings/structures

		unit	unit cost	qty	qty cost
a	concession facilities- warming/ refrigeration 250 sq ft	sq ft	\$130.00	250	\$32,500
b	restrooms- unisex (N.P) 1 room	each	\$100,000.00	1	\$100,000
c	restrooms- non-unisex 4 rooms	each	\$200,000.00	1	\$200,000

d	picnic shelter (steel) w/ pad- small 16'x16'	each	\$34,685.00	1	\$34,685
e	picnic shelter (steel) w/ pad- medium 16'x24'	each	\$34,855.00	1	\$34,855
f	picnic shelter (steel) w/ pad- large 24'x34'	each	\$56,235.00	1	\$56,235

#### Boat launch -25 boat capacity

		unit	unit cost	qnty	qnty cost
a	clear site improvements	acre	\$5,920.00	0.4	\$2,368
b	earthwork for site improvements	cu yd	\$10.00	2,400	\$24,000
c	boat access ramp, precast concrete ramp units	each	\$63,500.00	1	\$63,500
d	mooring platform, treated wood/styrofoam	sq ft	\$100.00	400	\$40,000
e	bank stabilization/landscape plantings	each	\$9,140.00	1	\$9,140
f	marker buoys and signage	each	\$320.00	4	\$1,280
g	car/trailer parking, 2"asphalt concrete/4'crushed rock	sq ft	\$4.00	12,500	\$50,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$200.00	25	\$5,000
i	access road, 3"asphalt concrete/6"crushed rock, 24'x200'	sq ft	\$3.00	4,800	\$14,400
j	trash receptacles	each	\$818.00	2	\$1,636

Total construction cost per boat launch

\$195,288

a	construction sales tax (const)	9.5%	\$18,552
b	design/engineering fees (const)	15.0%	\$29,293
c	contingency (const, tax, design, financing)	10.0%	\$24,313

**Total development cost per boat launch**

**\$267,447**

#### Hand-carry boat launch -10 car capacity

		unit	unit cost	qnty	qnty cost
a	clear site improvements	acre	\$5,920.00	0.2	\$1,184
b	earthwork for site improvements/launching ramp	cu yd	\$10.00	1,200	\$12,000
c	concrete launching ramps	each	\$44,500.00	1	\$44,500
d	launching platform, treated wood/styrofoam 10'x20'	sq ft	\$100.00	200	\$20,000
e	landscape/bank stabilization plantings	each	\$9,140.00	1	\$9,140
f	parking, 2"asphalt concrete/4"crushed rock - 10 spaces	sq ft	\$4.00	3,000	\$12,000
g	wheel stops, 10"x6"x8'precast concrete	each	\$200.00	10	\$2,000
h	access road, 3"asphalt concrete/6"crushed rock, 24'x100'	sq ft	\$3.00	2,400	\$7,200
i	restroom facility, sanican w/concrete platform	each	\$1,330.00	2	\$2,660
j	trash receptacles w/ concrete support	each	\$818.00	2	\$1,636

Total construction cost per boat launch

\$108,024

a	construction sales tax (const)	9.5%	\$10,262
b	design/engineering fees (const)	15.0%	\$16,204
c	contingency (const, tax, design, financing)	10.0%	\$13,449
<b>Total development cost per boat launch</b>			<b>\$147,939</b>

#### Swimming beach

		unit	unit cost	qnty	qnty cost
a	clear site for improvements	acre	\$5,920.00	0.5	\$2,960
b	earthwork for site improvements	cu yard	\$10.00	511	\$5,110
c	beach sand, 6"depth of area 200'x50'	cu yard	\$34.00	200	\$6,800
d	exterior shower facilities	each	\$1,530.00	1	\$1,530
Total construction cost per beach					\$16,400
a	construction sales tax (const)	9.5%	\$1,558		
b	design/engineering fees (const)	15.0%	\$2,460		
c	contingency (const, tax, design, financing)	10.0%	\$2,042		
<b>Total development cost per beach</b>			<b>\$22,460</b>		

#### Indoor swimming pool - 75'x42'=3,150 sf of 294 person capacity

		unit	unit cost	qnty	qnty cost
a	Substructure	sq ft	\$31.30	10,000	\$313,000
b	Shell	sq ft	\$56.35	10,000	\$563,500
c	Interiors	sq ft	\$20.00	10,000	\$200,000
d	Services	sq ft	\$51.20	10,000	\$512,000
e	Equipment & Furnishings	sq ft	\$1.45	10,000	\$14,500
m	bike rack, prefab galvanized pipe (exclude installation cost of \$200 each)	each	\$890.00	3	\$2,670
n	parking, 3"asphalt concrete/6"crushed rock, 128 spaces	sq ft	\$3.00	38,400	\$115,200
o	wheel stops, 10"x6"x8'precast concrete	each	\$200.00	128	\$25,600
p	access road, 3"asphalt concrete/6"crushed rock, 24'x250'	sq ft	\$3.00	6,000	\$18,000
q	water service, 8"service line	lr ft	\$39.00	400	\$15,600
s	fire hydrant	each	\$3,400.00	1	\$3,400
t	water meter, 8"size	each	\$24,780.00	1	\$24,780
u	chainlink perimeter fence, 6'	lr ft	\$22.00	317	\$6,974
v	seed grass over 4"topsoil	sq ft	\$1.00	1,564	\$1,564
Total construction cost for 294 swimmers					\$1,816,788
a	construction sales tax (const)	9.5%	\$172,595		



b	design/engineering fees (const)	15.0%	\$272,518
c	contingency (const, tax, design, financing)	10.0%	\$226,190
<b>Total development cost for 294 swimmers/3,150 sq ft pool</b>			<b>\$2,488,091</b>
Prorated per sq ft of total pool			\$790

#### Community center - 250 person capacity

		unit	unit cost	qnty	qnty cost
a	clear building site, parking, access road	acre	\$5,920.00	3	\$17,760
b	earthwork for structure, parking, access road	cu yd	\$10.00	1,613	\$16,130
c	gymnasium, 2 full basketball courts	sq ft	\$130.00	11,280	\$1,466,400
d	racquetball courts	sq ft	\$121.00	3,680	\$445,280
e	kitchen facility	sq ft	\$96.00	360	\$34,560
f	game/classroom	sq ft	\$83.00	960	\$79,680
g	exercise/aerobics room, 50 persons	sq ft	\$83.00	5,000	\$415,000
h	physical conditioning/hydro/wellness facility	sq ft	\$83.00	2,745	\$227,835
i	office and reception area	sq ft	\$83.00	1,000	\$83,000
j	multipurpose, restroom, locker room, showers	sq ft	\$140.00	3,400	\$476,000
k	bike rack (exclude Installation cost of \$200)	each	\$830	1	\$830
l	parking, 3"asphalt concrete/6"crushed rock, 175 cars	sq ft	\$3.00	52,500	\$157,500
m	wheel stops, 1 0"x6"x8'precast concrete	each	\$198.00	75	\$14,850
n	access road, 2"asphalt concrete/4"crushed rock, 24'x250'	sq ft	\$3.00	6,000	\$18,000
o	water service, 8"service line	lr ft	\$39.00	400	\$15,600
p	sewage disposal, 8"service line	lr ft	\$22.00	400	\$8,800
q	fire hydrant	each	\$3,395.00	1	\$3,395
r	water meter, 2"size	each	\$4,000.00	1	\$4,000
s	parking lot lighting, 10 poles	system	\$127,408.00	1	\$127,408
t	art sculpture	each	\$6,200.00	1	\$6,200
Total construction cost per center					\$3,618,228
a	construction sales tax (const)	9.5%			\$343,732
b	design/engineering fees (const)	15.0%			\$542,734
c	contingency (const, tax, design, financing)	10.0%			\$450,469
<b>Total development cost for 294 swimmers/3,150 sq ft pool</b>					<b>\$4,955,163</b>
Prorated per sq ft					\$174

#### Habitat Restoration - 1 acre

		unit	unit cost	qnty	qnty cost
a	clearing (includes fencing, mobilization, survey)	acre	\$5,920.00	1	\$5,920
b	cut/excavation	cu yd	\$10.00	2,500	\$25,000
c	grading	sq ft	\$0.80	43,560	\$34,848
d	demolition (variable)	each	\$20,000.00	1	\$20,000
e	non-native plant removal	sq ft	\$0.50	43,560	\$21,780
f	planning soil (6" deep)	cu yd	\$41.00	32	\$1,312
g	mulch (2" deep)	cu yd	\$45.00	16	\$720
h	soil prep/fertilizer	sq ft	\$0.20	43,560	\$8,712
i	low shrubs/groundcover	sq ft	\$5.40	43,560	\$235,224
Total construction cost per acre					\$353,516
a	construction sales tax (const)	9.5%			\$33,584
b	design/engineering fees (const)	15.0%			\$53,027
c	contingency (const, tax, design, financing)	10.0%			\$44,013
Total development cost per acre habitat restoration					\$484,140

#### Baseball field - 300' w/skinned/concession

		unit	unit cost	qnty	qnty cost
a	clear field	acre	\$5,920.00	3.5	\$20,720
b	earthwork for field	cu yd	\$10.00	4,000	\$40,000
c	infield mix w/subdrain	cu yd	\$45.30	100	\$4,530
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.70	75,000	\$352,500
e	irrigation system- complete auto	sq ft	\$1.50	75,000	\$112,500
f	backstop, 3"pipe posts w/supports, 2" chain link-black vinyl c.c.	each	\$7,800.00	1	\$7,800
g	players bench	each	\$799.00	4	\$3,196
h	spectator stands, movable metal (50 seats)	each	\$2,534.00	2	\$5,068
i	water service, 8" service line	lr ft	\$39.00	500	\$19,500
j	water meter, 2" size	each	\$17,550.00	1	\$17,550
Total construction cost per playground					\$546,314
a	construction sales tax (const)	9.5%			\$51,900
b	design/engineering fees (const)	15.0%			\$81,947
c	contingency (const, tax, design, financing)	10.0%			\$68,016
Total development cost per field					\$748,177

#### Pier improvements -1 medium pier

		unit	unit cost	qty	qty cost
a	special hand rail	lr ft	\$260.00	700	\$182,000
b	gates	each	\$1,120.00	2	\$2,240
c	gangway-aluminum	lr ft	\$700.00	120	\$84,000
d	moorage system - wooden, linear	lr ft	\$510.00	300	\$153,000
e	pilings - steel	each	\$3,620.00	22	\$79,640
f	bollard lighting	each	\$930.00	12	\$11,160
g	integrated lighting	each	\$1,530.00	37	\$56,610
h	drinking fountain at entrance of pier	each	\$4,615.00	1	\$4,615
i	pier	lump	\$196,700.00	1	\$196,700
j	benches at nodes & end	each	\$1,099.00	4	\$4,396
k	ADA picnic table	each	\$960.00	2	\$1,920
l	fire hydrant (stand pipes)	each	\$870.00	2	\$1,740
m	building/structures - other	lump	\$14,000.00	1	\$14,000
n	bull rail removal & pressure cleaning	lump	\$23,000.00	1	\$23,000
o	new bull rail (one side only)	lump	\$77,000.00	1	\$77,000
p	fenders/bumpers for existing slips	lump	\$115,000.00	1	\$115,000
q	piling/overwater debris removal	lump	\$229,000.00	1	\$229,000
r	utilities (electrical, fire, & water)	lump	\$102,000.00	1	\$102,000
Total construction cost per pier					\$1,338,021
a	construction sales tax (const)	9.5%			\$127,112
b	design/engineering fees (const)	15.0%			\$200,703
c	contingency (const, tax, design, financing)	10.0%			\$166,584
Total development cost per pier					\$1,832,420